

City Commission Special Joint Meeting with Utilities Commission February 19, 2019

Roll Call- from CC: Hartman, McGirk, Owen, Kolody, Sachs; from UC: Biedenbach, Parker, Davenport, Griffith, Holcomb

This meeting was called to show how there was going to be more cooperation and transparency between our UC and the City from this point in time. The new CEO/General Manager of the UC, Mr. Joseph Bunch (who came on board in November, 2018) was in charge of the meeting and began by stating that this would be a turning point in working together. The following is a summary of what transpired, and the links to where more information can be found. The meeting can be viewed on the City's YOU Tube channel at:

[City Commission You Tube Channel](#)

Note: Many questions were asked by the Commissioners. The answers and most of their questions are not included in this document.

1. **Western Utility Complex.** Mr. Bunch introduced Derrick Wainscot, director of engineering for the UC, to talk about the new Complex located on approximately 950 acres off of SR 44 behind the Walmart Plaza. A diagram for master planning was shown for the project. The area will have two site plans: one for a reclaimed wet weather expansion pond and the other for a substation expansion. Pond & Co. Consulting was hired to help with this plan. Phase I will have an area for relocation of the fleet service maintenance/general operations, and water resource field operations. Phase I will also have an optimization study showing the best use for the property. There is a plan to sell any land not being used directly by the UC which will include the re-zoning of it. Part of the plan will include the possible alignment of Williamson Blvd. and where it will end. The completion of this project will take ten years. There were several important questions asked, including:
 - The impact on the vast wetlands that are located there
 - The overall cost of the project and if and how utility rates will be affected
 - How the extension of Williamson Blvd. will impact the area
 - What changes will happen within the city due to all of this.
2. **Joint Septic/Sewer Planning Strategy.** Mr. Bunch talked about the project and lessons learned as the UC is finishing up Isleboro.. The goal is to convert as many properties as possible from using septic tanks to public sewer. There were many questions concerning the process for conversion to public sewer service and specifically Silver Sands. Also addressed were the problems of salt water intrusion in wells; water quality; keeping bad water out of the lagoon via baffles; and working together to come up with policies that developers would have to follow.
3. **Water Supply Sustainability.** Ellen Fisher, Communications Director for the UC presented this section. She began stating that our annual water usage and wastewater growth is stable at 2% and reused water at 13%. Our water source is 23

wells in the aquifer that the St. Johns River Management District oversees in regard to usage called Consumptive Use permit (CUP). We are allowed 8.33 million of gallons per day (MGD); we use 5.29 MGD. The UC is being pro-active to keep the water usage at current low levels. Ms. Fisher explained in depth what the new Western Utility Complex will hold: In the 1990s we began using reclaimed water for irrigation, but needed more help. So, in 1997, the UC got approximately 950 acres by eminent domain and moved the wastewater treatment plant from the S Causeway to this site. It will eventually have four new alternative supply wells, a treatment plant, a booster pumping station, and a 200-acre pond that will hold reclamation/reuse water for our western areas. She also felt that we were good until 2035 when, it is projected that we will surpass our 8.33 allotment; however, the UC is looking for alternatives (i.e. reverse osmosis, conservation), so that we may not run out at that time. Commissioners asked many questions, and received answers to all. Mr. Bunch also stated that information about all of this will go out to UC customers soon.

4. **Solar, LED Streetlight and Electric Vehicle Charging.** Mr. Bunch presented this section in regard to what they will be doing this year: All streetlights will be LED (initial cost a bit high, but savings are great) even the yellow lights (legacy lighting) can be changed if businesses will request them, but the UC will use LED lights everywhere from this point forward. The UC is looking at sites for additional electric vehicle charging stations.
5. **Project Scheduling Improvements.** Mr. Wainscot made a draft schedule after looking at traffic problems over a couple of years that would impede the completion of UC projects. Beachside: summer. All: Christmas, Bike Week, Race Week, Spring Break. He stated that the UC, if possible, will take bids only for times outside those blocked-out time periods. Questions came up about Saxon and Riverside, and all were addressed. Mr. Wainscot stated that Riverside drive lift station replacement should be done in mid-April and that this street and Saxon were problematic as lift stations need replacement. Replacement requires that workers have to work below the water table, which makes the effort more time-consuming.
6. **UCNSB-City.** Mr. Bunch presented a brief Power Point that gave the strategies that were developed in 2006 by the Capital Improvement plan but updated for today's business and technological needs. There will be an agreement on what needs to be done via assessments along with the time and cost. The UC will also work more closely with the City Commission as a true partnership. Commissioners lauded Mr. Bunch and the UC in developing this visible partnership, and Mr. Bunch stated that it will be more visible as employees become more involved in organizations like the United Way.